

# Minutes

SCHOA Board of Directors Regular Meeting

November 16, 2017

Call to Order: 6:30 PM

## Attendance:

Bob Schultz

Michael Morrey

Laura Bailey

Phillip Durben *absent*

Management Company Representative: Don Campbell

Homeowners in attendance: 5 homeowners in attendance

The board (some time ago) changed the previous order of business so that members of the community are able to ask their questions and deliver their comments at the beginning of the meeting rather than at the end so they don't have to sit through the meeting and are able to leave after the member forum if they wish. (Of course, they are always welcome to stay and observe if they so choose). **The Open Forum will be moving back to the bottom of the agenda next year because much of the board business has been shelved over the year – too much time has been devoted to open forums. Board encourages homeowners to be brief and follow decorum when commenting during this time. Please be respectful of other owners and volunteers' time.**

**Open Forum:** Concerns raised included – Waste Bin write ups; rules enforcement in general – one homeowner thinks that management has been instructed to be too picky in its compliance enforcement – even stated that management is not performing up to their expectations – Laura and Bob responded describing how tough the job is and defended the board's position on its satisfaction with the work they get from management; there was some general praise for management from a couple other homeowners; two homeowners volunteered to serve on committees as needed – all were reminded there will be a sign up sheet at the annual meeting in December.

Minutes: 8:20 PM

- Motion made by Mike; seconded by Bob to approve the minutes of the August 17, 2017 board meeting as amended. Vote to approve the minutes; *3 yeas. Motion carries unanimously.*
- Motion made by Bob; seconded by Mike to approve the minutes of the October 9, 2017 board meeting as written. Vote to approve the minutes; *3 yeas. Motion carries unanimously.*

## Officers Reports:

- Treas. – 1) Recommends Board look at Arborist tree report – remove any unsafe trees – and follow up on recommended tree seedlings plantings in the late fall (best time to plant)

**Management Report:** Violation, Collection and others are emailed to board members prior to meetings to save paper costs and to give board a chance to preview. Board members are asked to let us know if they want paper copies.

### 1) Collections:

- A) Delinquent Assessments Oct 11% (\$345,721.92 past due); Nov 10% (\$335,555.63 past due)
- B) delinquencies (and dollars past due) are working their way down as every year additionally Atty (Pody McDonald has collected on many accounts – report attached -Approx. \$10,000 collected over the last 30 days.

### 2) Violations:

- A) Letters sent – Oct - 257 \_ Nov. - 178
  - a. Letters ordered by board sent out as they are received and added to totals

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- 3) Financial: Statements are emailed to board members by the 10<sup>th</sup> of each month for review, then the specified collection report is sent around the board meeting for more detail. Questions welcome just email me.
- Audit currently in progress
  - Reserve Study almost complete (*would board like a link to it on the website?*) Board says YES
- 4) Maintenance:
- A). County required repairs to all storm ponds are complete – Inspection status; **Pass** - reports forthcoming continuation of (and reinstatement of) storm water credit program all green lights. Trying to work with Winco for GH pond (their ‘extra’ water run-off) they have cost the HOA a lot of money. Final note; the County Required work cost the HOA approx. \$230,000.00
- A) Bids -
- Gates –
    - pedestrian gates (plan includes different type hinges and magnetic holders to keep gates closed Approx \$1100 per gate) **UPDATE: ordered one gate test... should be installed after Thanksgiving then we’ll monitor**
    - Premier new receivers and remotes (about \$6,000 will cover both gates)
    - Grayhawk someone crashed the center entrance gate and destroyed operator – **UPDATE: parts ordered, pads for operators poured and curing, old operators removed new to be place soon anticipate next week.**
  - Play Chips – awaiting second bid.
- 5) Misc.
- A) Parking/Towing –
- Setting up meeting with Sheriff Deputy who will assume this role.

## Committee Reports:

### 1. Crime watch committee:

- **None**
- Officer report: **None**

### 2. Budget Committee:

- **No Report**

### 3. Committee on Forest maint:

- Bob had a conversation with the conservation group as asked. There is apparently some grant money available he has some information that he will share via email to the board.

### 4. ACC

- 0 requests reviewed 0 approved (0 denied)

## Regular Business: (items discussed and decisions made between meetings)

- None.

## Old Business:

- **None**

## New Business:

- Board appoints Tim Ramsey to fill the unexpired term that is open on the board that had been vacated by Mario Sericolo’s prior resignation.

## Motion to adjourn to Executive Session: 9:30 PM.

*(Exec starts 9:40 PM)*

## Recall regular meeting to order (out of Executive Session): 9:40 PM synopses of discussions and decisions made:

- Legal and collection matters discussed
- Violation matters discussed

## Meeting Adjourned. 9:45 PM

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